

What is Section 8?

Housing Choice Voucher Program formally known as Section 8 is the largest federal low income housing assistance program that awards families vouchers to assist with their cost of rent. This voucher program is funded by the U.S. Department of Housing and Urban Development (HUD). At the local level, the program is operated by Public Housing Authorities (PHA's). Families that are approved for these vouchers can find a rental unit just about anywhere they want. The Housing Authority makes monthly payments directly to the owner on behalf of the family.

How do I participate?

List Your Rental and Locate a Tenant. A qualified real estate agent can assist you with this and will be available for property showings as well as being prepared to collect the applicant's information and prepare required disclosures.

Do I need a Home Inspection?

The home must be able to pass the inspection guidelines of HUD. There are no exceptions to this. All components of the home should be in good working order. Before the Housing Authority can make payments on behalf of a tenant family, the unit must meet HUD's minimum Housing Quality Standards (HQS). The Housing Authority will inspect the unit for HQS initially and annually as well.

Some of the Most Common Failed Items are Listed Below:

- Non-functional smoke detectors
- Missing or cracked electrical outlet cover plate
- Railings not present where required
- Peeling exterior and interior paint
- Trip hazards caused by installed floor coverings (carpet/vinyl)
- Cracked or broken window panes
- Inoperable burners on stoves or inoperable range hoods
- Missing burner control knobs
- Inoperable bathroom fans (no ventilation)
- Leaking faucets or plumbing
- No temperature/pressure release valve on water heater

Other Items?

- Legal lease forms and applications are needed
- Work with a local Realtor(r) that specialize in government housing programs
- Research local Public Housing Assisting Programs
- Research what your home is worth on the rental market in the area
- Be prepared to provide proof of ownership and verification of identity
- Payments are not made until inspection and contracts are completed correctly
- Assume an average of 45 to 60 days before initial payments are disbursed